
S-3804
WAKEROBIN ESTATES III SUBDIVISION, REVISED
Major-Preliminary Plat

STAFF REPORT
April 13, 2006

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, G & L Development Co., Inc. (represented by attorney Dan Teder and Roger Ward Engineering, Inc.) is seeking primary approval for an 83-lot single-family addition to the existing Wakerobin Estates. The 31.48 acre site is located on the north side of Lindberg Road, bordering the west side of Wakerobin Estates II, in Wabash 11(SW) 23-5.

AREA ZONING PATTERNS:

This site is zoned R1, as are all properties adjoining on the north and east boundaries. GB zoning abuts the entire southwest border. To the west, across Klondike Road, are areas of I3, PDRS, A and GB.

AREA LAND USE PATTERNS:

Existing Wakerobin Estates adjoins on the east. Two older homes located near the west end of Grackle Lane will be (if not already) removed as part of this development. An existing utility substation is located at the Lindberg frontage. Southwest across the KB & S railroad tracks is a mini-warehouse and retail business. A roofing business and three single-family homes are clustered around the northeast corner of the intersection of Klondike and Lindberg Roads. To the northwest across Klondike is a complex of business/industrial uses. Lindberg Village subdivisions and planned development are located farther west.

TRAFFIC AND TRANSPORTATION:

Grackle Lane extended from the east will initially provide the only connection to this phase. Along with this extension, a simple loop street and three cul-de-sacs will serve these 83 lots. A stub street to the north is proposed for future connection to the adjoining R1 land and eventually to the new Cumberland Avenue extension. Although the development has frontages on Klondike and Lindberg Roads, they are both narrow and adjacent to the railroad tracks, being unsafe access points. Except for the existing driveways to the utility substation along Lindberg Road, "No Vehicular Access" will be platted along the existing road rights-of-way. Not all of the proposed street names have been accepted by 911 and the Post Office. These or acceptable substitutes will need to be approved for inclusion in the construction plans and final plat.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Indiana-American will provide water service, extending from existing mains in Wakerobin Estates II. All of Wakerobin to the east is served by West Lafayette sanitary

sewer. However, the subject land is in American Suburban Utilities franchise area and the developer has a signed utility service agreement with this private utility company. Site drainage will be piped to detention storage areas planned in the middle and at the south end of the subdivision. These three detention areas are labeled as common areas, but will need to be platted as "outlots". Ultimately the subdivision stormwater will outlet to an existing storm structure located 250-ft. to the east along Lindberg Road.

CONFORMANCE WITH UZO REQUIREMENTS:

All of the lots meet the minimum area and width standards for R1, and all required building setbacks are shown. A 20-ft. Type C bufferyard required along the GB zone boundary will coincide with the 25 ft. railroad buffer required by the Unified Subdivision Ordinance.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

1. The Post Office and 911 shall approve the street names prior to inclusion in the construction plans and the final plat.

CONSTRUCTION PLANS – The following items shall be part of the Construction Plans application and approval:

2. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
3. Indiana-American Water Company, Inc shall approve the water plans.
4. The fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Water Company in cooperation with the Fire Department.
5. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2005-04-CM.
6. The County Drainage Board shall approve the drainage plans.
7. An on-site utility coordinating sheet shall be approved and signed-

off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

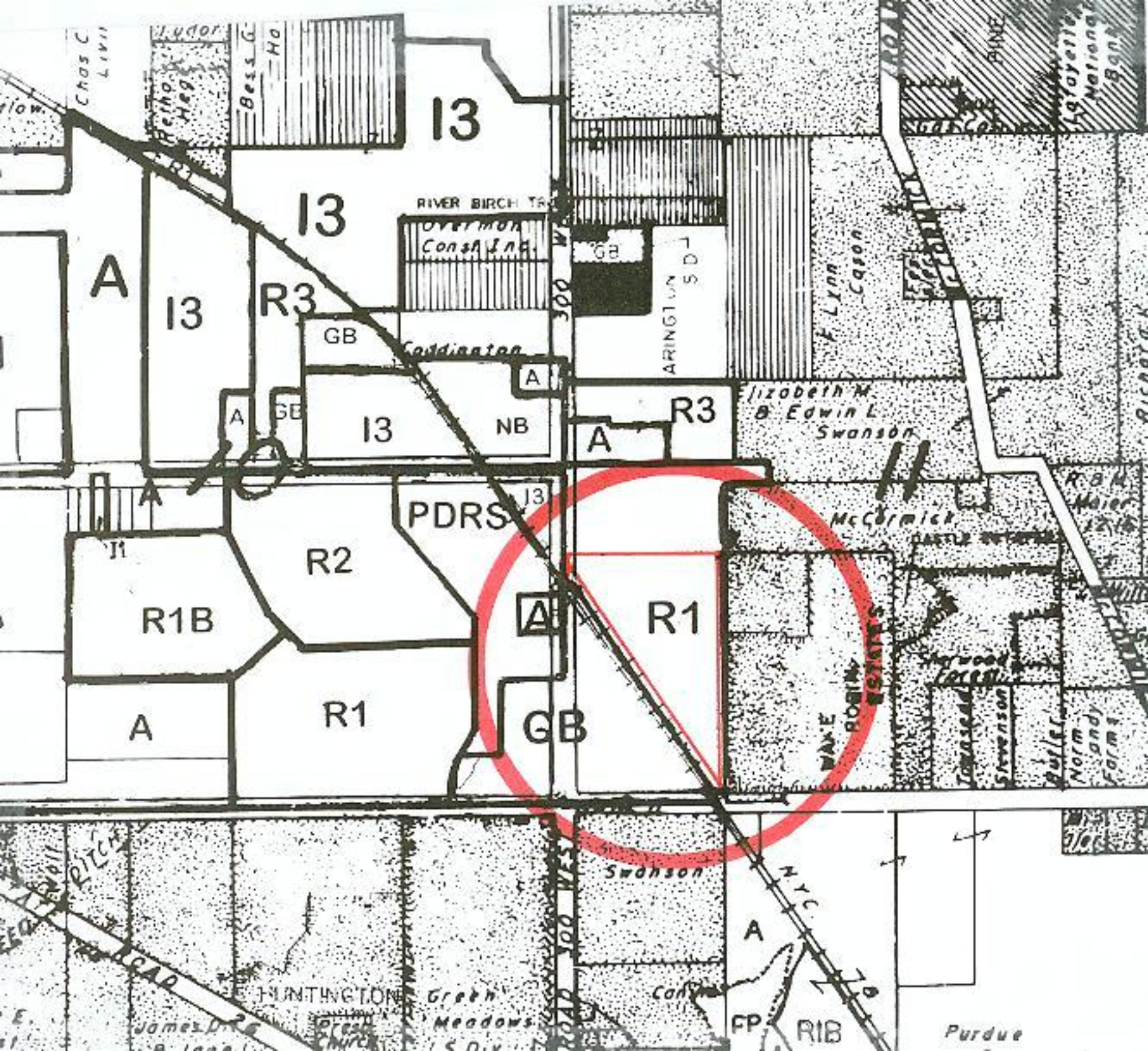
8. The required bufferyard shall be shown with the standard plant unit details and shall be installed as part of required public improvements.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

9. "No Vehicular Access" statements shall be platted along the Lindberg and Klondike Roads right-of-way lines, as noted on the preliminary plat.
10. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
11. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
12. The three common areas shall be labeled Outlots A, B and C.
13. All required building setbacks shall be platted.
14. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

15. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
16. The purpose, ownership and maintenance of the outlots shall be specified.



DEVELOPMENT SUMMARY

TOTAL NET AREA = 21.45 +/- AC
 PROPOSED DENSITY = 2.94 UNITS PER ACRE
 FRONT SETBACK = 25'
 REAR SETBACK = 25'
 SIDE SETBACK = 5'
 TOTAL (60) SINGLE FAMILY LOTS = 60
 MINIMUM LOT DIMENSIONS = 75' x 120'
 MINIMUM LOT AREA = 10,075 S.F. (0.23 AC)
 NOTE: THE MINIMUM LOT DIMENSIONS ALONG THE HORIZONAL AND VERTICAL RAILROAD ARE 75' x 120' IN ORDER TO PROVIDE AN ADDITIONAL 25' BUFFER ALONG THE REAR OF THE LOTS.

LAND DESCRIPTION

RECORD DESCRIPTION (JUL 30-0105)

A part of the South Half of Section 11, Township 23 North, Range 5 West in Wabash Township, Tippecanoe County, Indiana, more completely described as follows:

Beginning at a point on the south line of the southeast quarter of said Section 11 a distance of one thousand two hundred forty-one and two-tenths (1,241.2) feet North 88 degrees 37 minutes East to the southwest corner of the said Section 11; thence North 88 degrees 37 minutes East along the said south line and the center line of Jackson Road forty-seven and eight-tenths (47.8) feet to a road nail; thence due North (assumed bearing) along the east line of the west half of the southeast quarter one thousand two hundred fifty-one and fifty-five hundredths (1,251.55) feet to an iron pipe; thence South 88 degrees 38 minutes West one thousand three hundred two and eighty-one hundredths (1,302.81) feet to a road nail on the west line of said Section 11 and the center line of (Jackson Road); thence South 3 degrees 25 minutes East along the said West line eighty-six and thirty-five hundredths (86.35) feet to a road nail marking the corner of the said Section 11 and the center line of (Jackson Road); thence South 3 degrees 12 minutes East along the said railroad right of way two thousand two hundred thirty-one and forty-one hundredths (2,231.41) feet to the point of beginning, containing 31.45 acres, more or less.

BOUNDARY NOTE

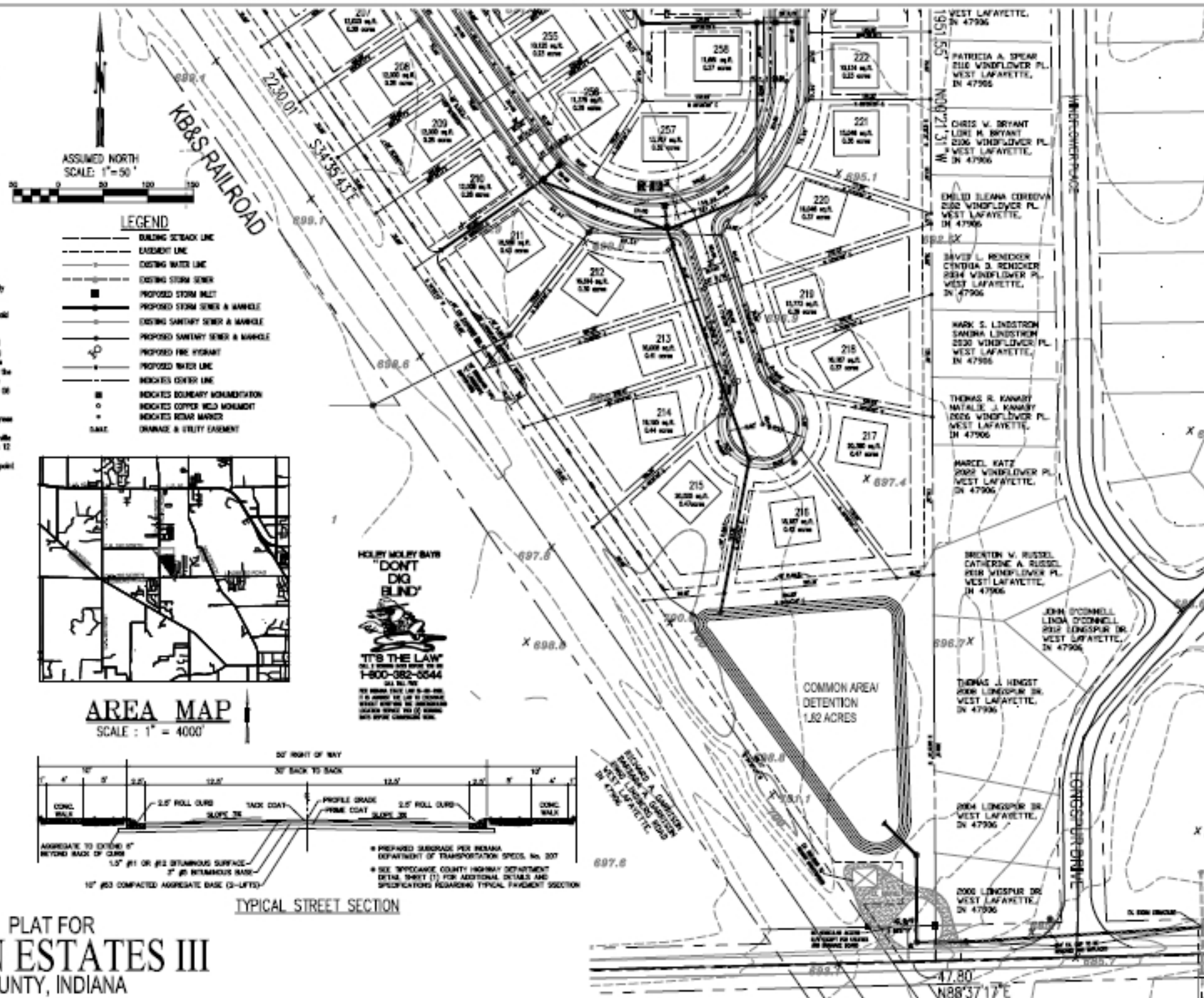
THE LAND DESCRIPTION ALONG WITH ALL BOUNDARY INFORMATION SHOWN ON THIS PLAN HAS BEEN TAKEN FROM AN ALTA/SUBM LAND TITLE SURVEY PREPARED BY G&L ENGINEERING, INC. AND DATED JANUARY 22, 1995.

TOPOGRAPHY NOTE

THE TOPOGRAPHY AND CONTOUR INFORMATION ON THIS PLAN WERE TAKEN FROM TIPPECANOE COUNTY GIS DATA.

UTILITY NOTE

INDIANA-AMERICAN WATER WILL PROVIDE WATER SERVICE TO THE SITE. AMERICAN-SUBURBAN UTILITIES AND THE CITY OF WEST LAFAYETTE ARE BOTH WILLING TO PROVIDE SANITARY SERVICE TO THE SITE. THIS PLAN HAS BEEN PREPARED UNDER THE ASSUMPTION THAT AMERICAN-SUBURBAN UTILITIES WILL BE PROVIDING THE SANITARY SERVICE.



ROGER WARD
 ENGINEERING
 INCORPORATED

141 E. CHURCH - LAND SURVEYING - DEVELOPMENT CONSULTANTS
 1001 N. COLLEGE AVENUE, SUITE 200
 WEST LAFAYETTE, INDIANA 47906
 (317) 845-1000
 FAX (317) 845-1001
 rward@wardeng.com

PRELIMINARY PLAT

REVISIONS:
 1. 11/11/05

G&L DEVELOPMENT
 WAKE ROBIN ESTATES III
 C.R. 300 WEST & C.R. 200 NORTH
 TIPPECANOE COUNTY, INDIANA

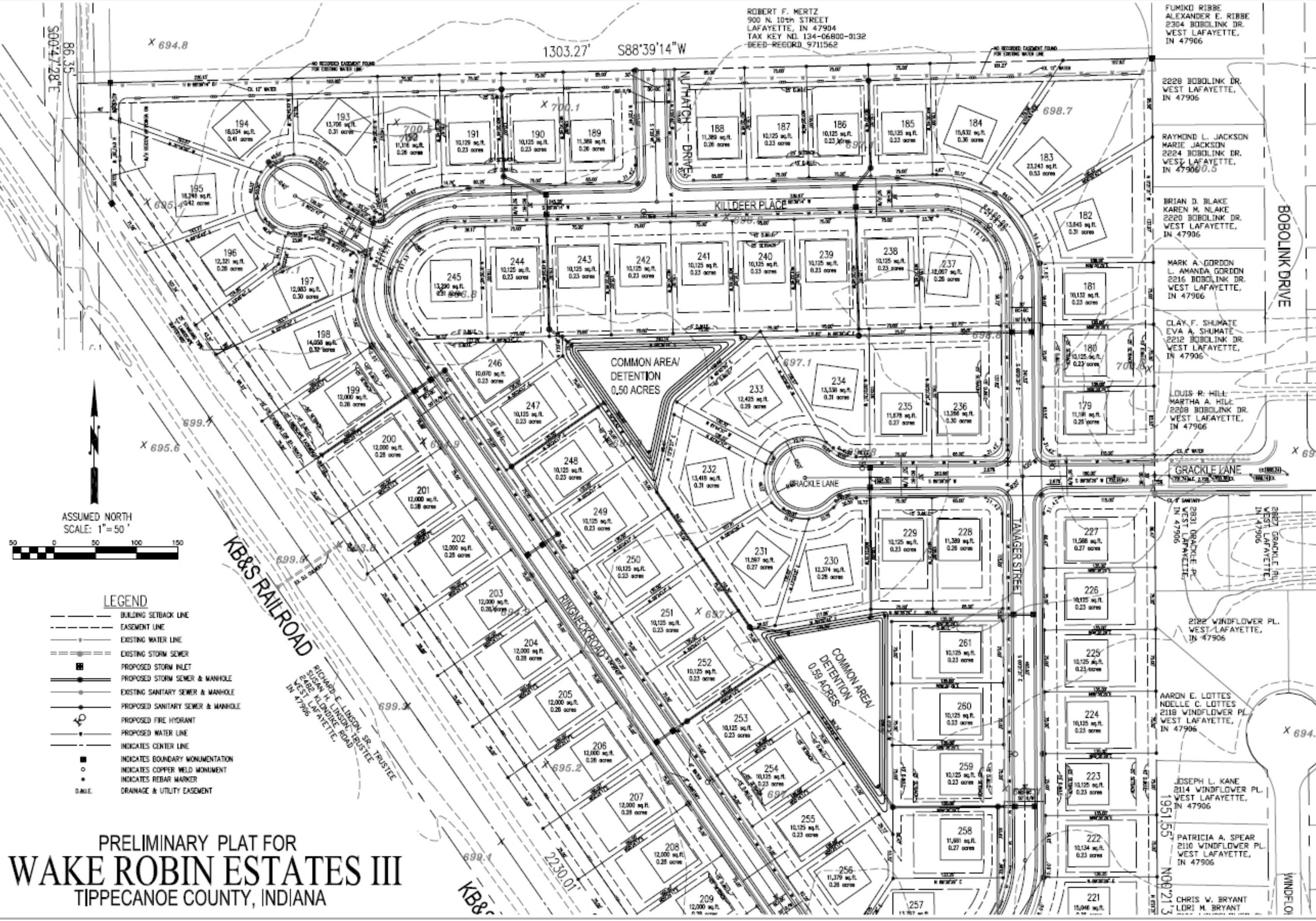
BY:

DATE:

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JOB# 010203

PRELIMINARY PLAT FOR
WAKE ROBIN ESTATES III
 TIPPECANOE COUNTY, INDIANA



ROBERT F. MERTZ
 900 N. 10th STREET
 LAFAYETTE, IN 47904
 TAX KEY NO. 134-06800-0132
 DEED-RECORD 9711562

FUMIKO RIBBE
 ALEXANDER E. RIBBE
 2304 BOBOLINK DR.
 WEST LAFAYETTE,
 IN 47906

2228 BOBOLINK DR.
 WEST LAFAYETTE,
 IN 47906

RAYMOND L. JACKSON
 MARIE JACKSON
 2224 BOBOLINK DR.
 WEST LAFAYETTE,
 IN 47906

BRIAN D. BLAKE
 KAREN M. BLAKE
 2220 BOBOLINK DR.
 WEST LAFAYETTE,
 IN 47906

MARK A. GORDON
 L. AMANDA GORDON
 2216 BOBOLINK DR.
 WEST LAFAYETTE,
 IN 47906

CLAY F. SHUMATE
 EVA A. SHUMATE
 2212 BOBOLINK DR.
 WEST LAFAYETTE,
 IN 47906

LOUIS R. HILL
 MARTHA A. HILL
 2208 BOBOLINK DR.
 WEST LAFAYETTE,
 IN 47906

2831 GRACKLE PL.
 WEST LAFAYETTE,
 IN 47906

2827 GRACKLE PL.
 WEST LAFAYETTE,
 IN 47906

2122 WINDFLOWER PL.
 WEST LAFAYETTE,
 IN 47906

AARON E. LOTTES
 NOELLE C. LOTTES
 2118 WINDFLOWER PL.
 WEST LAFAYETTE,
 IN 47906

JOSEPH L. KANE
 2114 WINDFLOWER PL.
 WEST LAFAYETTE,
 IN 47906

PATRICIA A. SPEAR
 2110 WINDFLOWER PL.
 WEST LAFAYETTE,
 IN 47906

CHRIS W. BRYANT
 LORI M. BRYANT

**ROGER WARD
 ENGINEERING
 INCORPORATED**

CIVIL ENGINEERS • LAND SURVEYORS • DEVELOPMENT CONSULTANTS

5400 N. COLLEGE AVENUE, SUITE 202
 WEST LAKE, INDIANA 46220
 (317) 281-0731 FAX (317) 281-0655
 www.rwardeng.com

PRELIMINARY PLAT

REVISIONS:

1 2 3 4 5

DRAWN BY: NAWM
 DATE: 03/10/06
 ALL WORK REVIEWED/APP'D
 BY:

G&L DEVELOPMENT
WAKE ROBIN ESTATES III
 C.R. 300 WEST & C.R. 200 NORTH
 TIPPECANOE COUNTY, INDIANA

BY:

DATE:

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JOB# GLOJ03